No. 1825 of 1871.

From

The COLLECTOR of SURAT,

To

The REVENUE COMMISSIONER, N.D.

Súrat Collector's Office, 22nd August 1871.

Sir,

I have the honour to forward a report by the Extra 2nd Assistant Collector and Enquiry Officer (Mr. Carey) on the City Survey of Balsár, which has now been terminated. The report comes through the Superintendent of Survey, whose remarks are appended.

2. The report possesses special interest from the fact that Balsar is the first town in the Presidency of which the Survey has been completed. The place is moreover one of which there was no City Survey Map made by the Old Survey of 1816-25, and in which consequently there were even fewer safe guards than ordinary for the preservation of the rights of Government.

3. The rates of assessment having been already sanctioned in Government Resolution No. 1696 of April 29th 1868, it remains only to give to those for cultivation the usual guarantee, and to settle the question as to the rate to be imposed on Gamtalio or village site lands which is mooted in Mr. Carey's 6th and 7th paras. As to the latter you are aware that the ordinary rate for building sites in towns is two pies per square yard and that half that rate has been sanctioned for compounds, &c., of a certain area. My own opinion is that the latter rate, which is equivalent to Rs. 24 per acre, is not too much to levy as a ground-rent in the suburbs of a thriving Táluká town. Mr. Carey's opinion, however, deserves careful consideration as that of one who has now had better opportunities, perhaps, than any other person for judging of the condition of our urban populations.

4. The results of the Survey on the basis of Mr. Carey's Appendices (which include the higher Gamtalio rate) are that Government for a final immediate expenditure of at most Rs. 10,613, has secured a present return of Rs. 6,667, besides an income representing at 5 per cent. Rs. 9,600 more—total Rs. 16,267. If however the pay of the Enquiry Officer be excluded, as it should be for fiscal, though not for statistical, purposes, then this benefit has

been secured by a State outlay of Rs. 2,075. Ultimately Government will get Rs. 10,169 in cash and income representing Rs. 16,600,—total Rs. 26,769.

5. The Municipality, on the other hand, for an outlay of Rs. 8,123 has got Rs. 12,609, and may, under the present arrangement, get at some undefined future time a total of Rs. 61,631. This however depends on the sale of all the spare scraps of land in the town, many of which will never be sold at all, and very many more of which will not be so unless the local officers take a considerable interest in the matter for a long time to come. The present value, or sum at which such remotely contingent advantages should be discounted, I have not by me the means of ascertaining.

6. In conclusion, I have much satisfaction in recording that, owing to the tact of Mr. Carey and the other officers who have co-operated with him, the Survey has been carried out without the slightest opposition on the part of the people, or difficulty in collecting the sunnud fees.

I have the honor to be,

Sir,

Your most obedient Servant,

T. C. HOPE,

Collector.